Karen Johnson Davidson County
Batch# 1387732 DEEDWARR
03/03/2026 01:41:30 PM 5 pgs
Fees: $28.00 Taxes: $4,066.30
20260303-0016822

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,099,000.00.

B. Curdo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2026.

Carolyn Curdo
Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0082

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Daniel Clayton and Stacy Clayton	Daniel Clayton and Stacy Clayton	091-16-0-094.00
(NAME)	(NAME)	
351 4th Ave S	351 4th Ave S	
(ADDRESS)	(ADDRESS)	
Franklin TN 37064	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Ninety-Nine Thousand And No/100 Dollars ($1,099,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BROKEN ROAD REMODELING, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, WHO ERRONEOUSLY ACQUIRED TITLE AS BROKENROAD REMODELING, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL CLAYTON AND STACY CLAYTON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 407 and the Easterly 10 feet of Lot No. 409 of Block No. 19 on the Plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 407 and part of Lot No. 409 front together 60 feet on the Northerly side of Nevada, formerly Third Avenue, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to The Survivor's Trust created by the Chenault Living Trust dated December 30, 1997, and, amended July 18, 2006 by Warranty Deed from Nancy Allen, unmarried of record in Instrument No. 20231213-0095996, Register's Office for Davidson County, Tennessee, dated December 08, 2023 and recorded on December 13, 2023.

Being the same property conveyed to Brokenroad Remodeling, LLC, An Illinois Limited Liability Company by Quitclaim Deed from John Adam Chenault, Trustee, of the Survivor's Trust Created by the Chenault Living Trust Dated December 30, 1997, and Amended July 18, 2006 of record in Instrument No. 20240603-0041350, Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 03, 2024.

unimproved ☐
This is improved ☑ property, known as 4506 Nevada Ave., Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 27th day of February, 2026.

Broken Road Remodeling, LLC, An Illinois Limited Liability Company

BY: _____
James A. Calzaretta
Member

BY: _____
Sherri A. Calzaretta
Member

STATE OF ILLINOIS

COUNTY OF KANE

On this 27th day of February, 2026, before me personally appeared James A. Calzaretta and Sherri A. Calzaretta and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

_____ Notary Public

See attached

Printed Name: Grace JuliaLee Hersh

Serial Number, if any: 995681

My Commission Expires: 22 Aug 2028

OFFICIAL SEAL
GRACE JULIALEE HERSH
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 995681
MY COMMISSION EXPIRES 22 August 2028

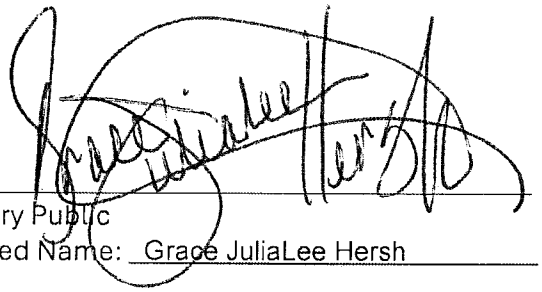
NOTARY ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF KANE

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared James A. Calzaretta and Sherri A. Calzaretta with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of Broken Road Remodeling, LLC, An Illinois Limited Liability Company, the within named bargainor, a limited liability company, and that [s]he as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as members.

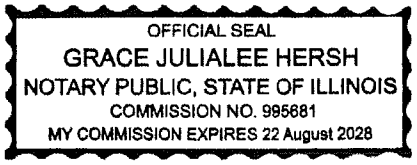
Witness my hand and seal, this 27th day of February, 2026.



Notary Public
Printed Name: Grace JuliaLee Hersh

Serial Number, if any: 995681

My Commission Expires: 22 Aug 2028



Warranty Deed

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 27, 2026.

Signature
February 27, 2026
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 27, 2026

Notary's Signature

My Commission Expires: 11/14/2028

